

A G E N D A



Thursday, November 29 2007

Public Works

Item No. 22

RECOMMENDATION FOR COUNCIL ACTION

Subject: Authorize the use of the Construction Manager at Risk method of contracting for construction for the new Single-Stream Material Recovery Facility Project as permitted by Subchapter H of Chapter 271 of the Texas Local Government Code.

For More Information: David Smythe-Macaulay 974-7152, Robin Field 974-7064.

Boards and Commission Action: Recommended by the MBE/WBE and Small Business Council Subcommittee and the MBE/WBE and Small Business Advisory Committee.

Subchapter H of Chapter 271 of the Texas Local Government Code allows municipalities new solicitation options upon approval of the governing entity for construction of a facility, including Construction Manager at Risk and Design/Build. To consider a construction contract using a method other than traditional competitive bidding, the governing body of the municipality must approve the alternative method selected before advertising occurs.

Construction Manager at Risk consists of the hiring of a Construction Manager at Risk (CM-R) through a Request for Proposal Process during the design process to allow for interface with design consultants. This methodology enables fast-track delivery by beginning construction before design is complete. The CM-R is selected during design on the basis of best value rather than price alone. Solid Waste Services Single-Stream Material Recovery Facility is being recommended for this methodology.

The Solid Waste Services Department currently operates a dual-stream recycling collection and recovery system that has been in operation since 1999. The Materials Recovery Facility accepts two streams of separated recyclables (fibers and containers), processes the materials into sellable commodities, and markets the materials. The City has determined the need to replace the dual-stream system with a singlestream system and new processing facility to be located at its FM 812 Landfill Facility. The City also has need for an office facility, a vehicle service and maintenance facility, a vehicle wash facility, a cart maintenance facility, and fuel islands, with associated utilities, parking, and circulation.

As requested by the MBE/WBE and Small Business Subcommittee and Advisory Committee, staff will continue to research the best option available to facilitate timely payments to primes and subs, including the proposed Super Prompt Payment Program, and alternatives such as more frequent pay cycles.